

STANDARDS FOR RESIDENTIAL PLANS & CONSTRUCTION DOCUMENTS



Where Quality Is A Lifestyle

Permits and Inspections Department

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EFFECTIVE January 1, 2007

STANDARDS FOR RESIDENTIAL PLANS & CONSTRUCTION DOCUMENTS

Each construction project approved by the Fayette County Permits & Inspections Department (FCPID) must be represented by complete plans and construction documents that clearly show all components necessary to comply with the construction codes and requirements to safeguard public safety, health or general welfare. The plans and construction documents stamped "REVIEWED FOR CODE COMPLIANCE" serves as official evidence that the FCPID has reviewed the plans and construction documents prior to the initiation of construction activities.

Plans and construction documents submitted to the FCPID must be of sufficient nature to clearly show the project in its entirety with emphasis on the following:

- Construction codes compliance
- Definition of scope of work
- Structural integrity
- Adequately sized electrical and fuel gas piping systems (if applicable)
- Energy conservation code compliance

ADVISORY NOTE: The intent of this guide is to standardize the minimum construction documents necessary for the FCPID to perform a plan review and prevent unnecessary corrections. It is not the intent of this guide to replace provisions of the applicable construction codes. Where differences occur between this guide and the construction codes, the construction codes shall prevail.

This guide represents the requirements of the FCPID only. Please check with other departments and agencies for their specific requirements. A phone list of other departments and agencies is provided at the end of this guide.

Residential plans and construction documents are not required to be initially prepared by a registered design professional (e.g. architect or engineer). However, structural calculations are required where structural elements, components or systems exceed the prescriptive provisions of the code. If structural calculations are required by the code, the calculations must be prepared in accordance with accepted engineering practice by a registered design professional.

DRAWINGS

The minimum required drawings depend greatly upon the size, nature and complexity of the project. Identify the plans with a title block that includes the name, address and phone number of the person, firm or corporation responsible for preparing the plans. Not all of the following requirements will apply to every project. Typical notes are encouraged for clarity. Many of the following requirements can be illustrated by a typical cross-section. A separate plan or plan sheet is not required for each of the following elements and these elements may be combined provided the plans remain legible.

LOCATION AND DESIGN CRITERIA

- Identify the physical location of the proposed construction project by an address or vicinity map.
- Indicate the following design criteria for Fayette County:

Applicable Construction Code: **2006 International Residential Code® w/Georgia Amendments**

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA										
GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			Weathering	Frost line depth	Termite					
5-psf	90 (3-second gust)	B (Site Class D)	Moderate	4-inches	Very Heavy	22° F	No	(a) June 12, 1983 (b) March 18, 1996	67° F-Days	62.2° F

SITE / PLAT REQUIREMENTS

Indicate the following:

- Proposed new structures, any existing buildings or structures, all property lines with dimensions, all streets, easements and setbacks.
- Fuel gas and electrical points of connection (location of utility meters).
- North arrow.

ARCHITECTURAL REQUIREMENTS

Indicate the following:

- All floors including basements. Floor plans must be fully dimensioned and drawn to scale.
- All rooms, with their use labeled.
- All doors and windows. Include size, direction of door swing, window type (i.e. single-hung, slider, fixed, casement, etc.).
- Specify egress requirements where required.
- Location of safety glazing and smoke alarms.
- Stairway locations. Include maximum rise and minimum run requirements. Indicate required landings.
- Guard (guardrail) requirements at locations more than 30-inches above adjacent floor level or grade.

FOUNDATION REQUIREMENTS

Indicate the following:

- All foundations and footings.
- Minimum footing width, depth, and depth below grade. Include any pier footings.
- For basement and crawlspace construction, a description of the foundation wall material, dimensions, and reinforcing. Indicate the maximum depth of unbalanced fill being supported.
- Size, locations, thickness, materials, compressive strengths of concrete, and reinforcing.
- All imbedded anchoring such as anchor bolts, hold-downs, post bases, etc.

WOOD FRAMED FLOORS, WALLS AND ROOF REQUIREMENTS

Indicate the following:

- Lumber size, species, grade, span, on-center spacing, methods of attachment, and location of all structural members.
- Method, location and amount of wall bracing for both interior and exterior braced wall lines.
- For engineered floor joists used in a prescriptive application: indicate the product name, product series, joist depth, on-center spacing (o/c), span and design deflection.
EXAMPLE: 14" TJI, series 110 @ 16" o/c (L/360)
- For metal plate connected wood trusses (open web trusses): Provide engineered construction documents per IRC Sections R502.11.1 and R502.11.4.

EXTERIOR ELEVATIONS

- Indicate all views, openings, roof pitch, vertical dimensions and heights. Identify all finish materials.

MECHANICAL SYSTEM

Indicate the following:

- Location of mechanical equipment.
- Location of exhaust fans at required locations.
- Location and type of fireplace (masonry or factory-built).
- Combustion air requirements for fuel-fired appliances and equipment.

PLUMBING SYSTEM

Indicate the following:

- Location of all plumbing fixtures and equipment.

ELECTRICAL SYSTEM

Indicate the following:

- Location and sizes of all panels and service equipment.
- Minimum code required locations for the placement of receptacle outlets, switches and lighting receptacles. Optional/additional receptacle outlet, switch and lighting outlet locations that exceed minimum code requirements are not required.
- Arc-fault circuit-interrupter (AFCI) requirements at bedrooms.
- Ground-fault circuit-interrupter (GFCI) protection at required locations.
- Provide electrical calculations for all new electrical systems and modifications to existing systems. For modifications to existing systems, load calculations shall demonstrate that the new loads will not overload the existing service. Refer to the 2005 National Electrical Code® (NEC), Article 220 and Annex D for residential instructions and example calculations. A "Dwelling Electrical Calculation" worksheet is available from the FCPID, but is limited single dwellings units having the total connected load served by a single 120/240-volt, 3-wire service with an ampacity of 100 or greater.

FUEL GAS SYSTEM

- Provide gas piping schematic or isometric drawing (not required to be drawn to scale). Include type of fuel (natural or LPG); piping material (schedule 40 metallic pipe, copper tubing, CSST, etc.); name and BTU input rating of all fuel-fired appliances and equipment; location of meter or storage tank; size of pipe for each piping section; and length of each piping section.

OTHER REQUIREMENTS

- **Structural Calculations:** Structural calculations are required only where structural elements, components or systems exceed the prescriptive provisions of the code. Refer to the International Building Code®, Section 1603 for minimum requirements for engineering construction documents.
- **Energy Compliance Documentation** shall be provided. Georgia State Supplements and Amendments to the 2000 International Energy Conservation Code (revised January 1, 2003), Section 601.2.1 provide five approved methods for demonstrating compliance. The FCPID will accept methods one through four if submitted properly. Method five is documentation provided by the software program REScheck™. This software is available at no cost from the U.S. Department of Energy at www.energycodes.gov. The "Compliance Certificate" and "Inspection Checklist" must be provided for REScheck™ submittals.
- **Addenda, Changes and Revisions:** Addenda and changes made in ink, pencil or where correction fluid or tape is used shall not be accepted. A new plan sheet (or partial plan) must be provided where addenda and changes are proposed affecting minimum code compliance. It is responsibility of the permit applicant to notify the FCPID of any and all changes throughout the project and provide revised plans, calculations or other appropriate documents prior to actual construction.

For clarity, identify all revisions with a Delta symbol (Δ), date of change and the name or initials of the person making the change. Revisions of the same date may have the same Delta symbol, letter or number. The revised areas shall be clouded on the drawings and tagged with the corresponding Delta symbol (Δ). Otherwise, revisions shall be resubmitted as a new project.

HELPFUL TELEPHONE NUMBERS

CALL BEFORE YOU DIG

Department of Transportation

Fayette County Clerk of Superior Court

Water System

Environmental Health (Septic Tanks/Fields) – Suite 200

Fayette County Permits & Inspections Department – Suite 201

Fayette County Engineering Department – Suite 203

Fayette County Planning & Zoning Department – Suite 202A

800-282-7400

706-646-6566

770-461-4703

770-461-1146

770-460-5730, x5415

770-460-5730, x5403

770-460-5730, x5410

770-460-5730, x5419